PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section _415 A.l to allow a recreational velicle to be parked in the

front yard section of the driveway within 6 inches of the side property line in lieu of the required 2% feet from the side and 8 feet back from the front foundation

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. There is great difficulty in getting the recreational vehicle backed into the back yard because the width of the driveway along side of the dwelling is only 9 feet wide and the vehicle is 8 feet wide. The driveway conjoins with the neighbors driveway and at times the neighbor has made it impossible to pass through the driveway towards the backyard by parking his car so near the property line and opposite our chimney that takes up part of that 9 foot driveway width. 2. The neighbor has also indicated he does not want us to enter onto his property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Contract Purchaser: Kenneth J. Goedeke (Type or Print Name) (Type or Print Name) Margaret G. Goedeke " & Gredeke 2623 Wendover Road 665-7075

Baltimore Md 21234 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: 547-1919

DERED By The Zoning Commissioner of Baltimore County, this _____1th_____ day of December , 19.84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

HARRY J. PISTEL, P. E. DIRECTOR

January 18, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #150 (1984-1985) Property Owner: Kenneth J. Goedeke, et ux S/S Wendover Rd. 293.35' N/W of Old Harford Rd. Acres: 40 x 120 District: 9th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

As no public facilities are involved, this office has no comment.

JAM: EAM: REC: 68

RE: PETITION FOR VARIANCES S/S of Wendover Rd., 293.35' NW of Old Harford Rd. (2623 Wendover Rd.) 9th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 85-202-A KENNETH J. GOEDEKE, et ux, Petitioners :::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllia Cole Foredman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 28th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Kenneth J. Goedeke, 2623 Wendover Rd., Baltimore, MD 21234, Petitioners.

December 18, 1984

85-202-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of December , 19 84

Zoning Commissioner

Petitioner Kenneth J. Goedeke, et Exceived by Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1985

Mr. & Mrs. Kenneth J. Goedeke COUNTY OFFICE BLOG. 2623 Wendover Road Baltimore, Md. 21234

Nicholas B. Commodari

RE: Item No. 150 - Case No. 85-202-A Kenneth J. Goedeke, et ux Variance Petition

Bureau of Department of State Roads Commissio

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

Dear Mr. & Mrs. Goedeke:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Techalis B. Commadari,

NBC:bsc

Enclosures

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

December 17, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 144,145,147,148 (150) 151,152, and 153 ZAC- Meeting of December 11,199 Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 144, 145, 147, 148, 150, 155, 152, and 153.

MSF/com

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERDER DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/11/84 Property Owner: MENNETH J. GOEDEKE ETUX
Location: SIS SUPPLOWER RD, 293.35' NIW LE CLD HARIORS RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following commencs. The items checked below are

()There are no site planning factors requiring comment.
()A County Review Group Meeting is required.
()A County Review Group meeting was held and the minutes will be forward by the Burrau of Public Services.
()This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.
)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory. Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve

Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change)Additional comments:

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Special Inspection Division

(x) 7. The Fire Prevention Bureau has no comments, at this time.

Last June 1 Kelly 13/17/184 Approved: Henge M Neigomal Fire Prevention Bured

Zoning Agenda: Meeting of 12/11/84

() 6. Site plans are approved, as drawn.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

Office of Planning and Zoning

Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

Location: S/S Wendover Road 293.35' N/W of Old Harford Road

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

RE: Property Owner: Kenneth J. Goedeke, et ux

Department of Public Works.

() 3. The vehicle dead end condition shown at

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon

Zoning Commissioner

Item No.: 150

to occupancy.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of ______, 19____, that the herein Petition for Variance(s) to permit

2621 Wendover Road Parkville, Maryland 21234 January 24, 1985

Baltimore County Zoning Commissioner County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Mr. Jablon:

Mr. Arnold Jablon

This letter is in reference to the Goedeke (Parking of trailer) at 2623
Wendover Road, Parkville, Maryland, hearing scheduled to be heard on January 29, 1985 at 9:30 AM. I reside at 2621 Wendover Road next door to Mr. Goedeke. I have no objection to the parking of the trailer in Mr. Goedeke's front yard. However if this petition is approved by the Zoning board, I request that the approval be made contingent on . that the trailer will not damage my driveway as it has in the past. Please see enclosed letter. It is almost impossible to maneuver the trailer in and out without intruding on my property.

661-4324

Enclosures: 1. Letter from Goedekes 2. Three pictures of driveways

Mr. Richard Strubin 2621 Wendover Road Baltimore, MD 21234

Dear Richard:

In regards to your letter of November 24, 1984 and to your letter of October 20, 1984. We acknowledged your first letter and personally came to you and offered to repair the small damage done by our travel trailer. Since you didn't seem to want any repair at that time we considered the matter closed. We also have taken every possible procaution when entering and leaving our driveway not to harm or even move on your side of the drive. Your last letter is very unfounded since we did not scrape your drive or any drive for that matter. We did not even enter your boundaries. The trailer move out very easily without it being necessary for even the tires to enter your property. Since you were not home at the time we fail to see how you can say we were still scraping your drive.

> Grace Gredeke Grace and Ken Goedeke 2623 Wendover Road Baltimore, MD 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jabion TO. Zaning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

Date January 17, 1985

SUBJECT Zoning Petitions No. 85-199-A, 85-202-A. 85-204-A. 85-205-A &

There are no comprehensive planning factors requiring comment on this petition.

85-209-A

NEG:JGH:bjs

RE: PETITION FOR VARIANCE S/S of Wendover Road, 293.35' NW of Old Harford Road (2623 Wendover Road) 9th Election District Kenneth J. Goedeke, et ux-Petitioners No. 85-202-A (Item No. 150)

foundation line of the dwelling.

DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

The petitioners herein request a variance to park a recreational vehicle in the front yard section of the driveway within 6 inches of the side property line in lieu of the required $2\frac{1}{2}$ feet from the side and 8 feet back from the front

Testimony by the petitioners indicated that they wish to park their existing trailer (25' long X 81' wide X 10' high) adjacent to their residence. An attempt to park in the rear yard caused minor damage to the neighbor's property since the petitioners' chimney forced encroachment. The closest available parking is 45 minutes in travelling time and is located in a field open to vandalism.

Testimony by the adjacent neighbor, Mr. Richard Strubin, indicated that he was concerned about past and possible future damage to his property; however, he had no objection to the trailer being parked in the location shown in the photographs (Petitioners' Exhibit 1 and Protestant's Exhibit 1) and on the plan submitted. Without reviewing all the testimony and evidence presented, in the opinion Gof the Deputy Zoning Commissioner, the variance requested would not adversely ffect the health, safety, and general welfare of the community and would be in sict harmony with the spirit and intent of the zoning regulations, and, erefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore anty, this 12 day of February, 1985, that the herein Petition for Variance to permit the parking of a recreational vehicle in the front yard section of the driveway within 6 inches of the side property line in lieu of the required 21 feet from the side and 8 feet back from the front foundation line of the dwelling, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order, subject to the following:

> 1. The trailer must be parked a minimum of 10 feet from the front property line.

2. At such time as the existing trailer shown in both Petitioners' Exhibit 1 and Protestant's Exhibit 1 is replaced or the subject site is transferred to any other owner, any recreational vehicle shall be located in conformity with the Baltimore County Zoning Regulations in effect at that time.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 12, 1985

Mr. and Mrs. Kenneth J. Goedeke 2623 Wendover Road Baltimore, Maryland 21234

> RE: Petition for Variance S/S of Wendover Road, 293.35' NW of Old Harford Road (2623 Wendover Road) 9th Election District Kenneth J. Goedeke, et ux-Petitioners No. 85-202-A, (Item No. 150)

Dear Mr. and Mrs. Goedeke:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Députy Zoning Commissioner

Enclosure

JMH**J:**eon

cc: Mr. Richard Strubin 2621 Wendover Road Baltimore, Maryland 21234

> Thomas Bernier, Esquire 11 East Lexington Street Baltimore, Maryland 21202

PETITION FOR VARIANCE

9th Election District

LOCATION:

South side of Wendover Road, 293.35 feet Northwest of Old Harford Road (2623 Wendover Road)

DATE AND TIME: PUBLIC HEARING:

Tuesday, January 29, 1985 at 9:30 a.m.

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to allow a recreational vehicle to be

parked in the front yard section of the driveway within 6 inches of the side property line in lieu of the required 2% feet from the side and 8 feet back from the front foundation of the dwelling.

Being the property of Kenneth J. Goedeke, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within

the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

FOR

6

ZONING DESCRIPTION

Beginning on the south side of Wendover Road at the distance of 293.35' northwest of Old Harford Road, Being Lots 84 & 85, Block 2, in the subdivision of Harford Park, Book No. 5, Folio 62. Also known as 2623 Wendover Road in the 9th Election District.

ZONING DEPARTMENT OF BALTIMORE COUNTY 85-201-H

Date of Posting 1/14/85 Posted for: Variance to allow recreational toh. lots particl in fort fe Petitioner: Kenneth J. Goedeks, of ux Location of property: 3/5 Wordor Pd., 793.35' NW of old Horgord Rd. 7613 Wordern Rd, 7/134 Location of Signs: Facing Wandown Ply Depres 12' From Youd Way on property of potitioner 1/18/85

CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

85-202-A

Cost of Advertising

Petition for Variance

9th Election District
LOCATION: South side of Wendover Road, 293.35 feet Northwest of Old
Harford Road (2628 Wendover Road).
DATE & TIME: Tuesday, January
29, 1936 at 3:30 mm.
PUTTIC HEARING: Room 106,
County Office Building, 111 W. Chesa-

front yard section of the driveway within 6 inches of the side property line in lieu of the required 2% feet from the side and 5 feet back from the fron

filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal

pariod. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said per-

mit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

Zoning Commissioner of Baltimore County

This is to Certify, That the annexed eg L 67XXX was inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each 10th

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

January 21, 1985

Mr. and Mrs. Kenneth J. Goedeke 2623 Wendover Road Baltimore, Maryland 21234

RE: Petition for Variance S/S Wendover Rd., 293.35' NW of Old Harford Rd. (2623 Wendover Road) Kenneth J. Goedeke, et ux - Petitioners Case No., 85-202-Acresovier and Gourdon Progresover

Dear Mr. Goedeke:

This is to advise you that \$44.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and

BALTIMORE COUNTY, MARYLAND No. 004935 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ing Commissioner FROM: TORACL EMPARKED Factor & aldres Case # 85-202-A

poplementela sta caller

Mr. and Mrs. Kenneth J. Goedeke 2623 Wendover Road Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variance

S/S of Wendover Rd., 293.35' NW

of 01d Harford Rd. (2623 Wendover Rd.)

Kermeth J. Goedeke, et ux - Petitioners

Case No. 85-202-A

TIME: 9:30 a.m.

DATE: Tuesday, January 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 135870 MISCELLANEOUS CASH, RECEIPT 6 010******356014 =284F

January 29, 1985

85-202-A

Ms. J. M. Jung Deputy Zoning Commissioner County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Jung:

As per your request during our zoning hearing for a variance to allow a recreational vehicle to be parked in the front yard section of our driveway, I am sending you the measurement. We have measured 10'8" from the fullest part of the body of our travel trailer to the end of our front property line (or public sidewalk). Please add this information to our files.

Margaret & Gredike
Kenneth J. Goedeke
Margaret G. Goedeke

cc: Mr. Richard Strubin 2621 Wendover Road Baltimore, MD 21234







